Karen Johnson Davidson County
Batch# 196607 DEEDWARR
02/19/2019 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190219-0014999

WARRANTY DEED

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

J-MW-19-2619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christian A. Hermo	New Owner	
(NAME)	(NAME)	**119-11-109.00**
2619 Joplin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAMIDULLAH U. DURANI AND GHOLAM MUSTAFA DURANI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN A. HERMO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in Nashville, Davidson County, Tennessee, as described according to a survey by Daniels & Associates, Inc., dated 05/01/2017, Project Number 17-020 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set on the westerly right-of-way of Joplin Drive; said point being the northeasterly corner of Charles Walker of record in Instrument Number 20081210-0119085, R.O.D.C TN (Lot 38, Thompson Lane Park, Plat Book 2331, Page 138, R.O.D.C. TN); said point also being the northern most corner of the herein described property; thence,

1. With said westerly right-of-way of Joplin Drive in a southerly direction S 22 deg. 10' 05" E 137.35 feet to a point on the westerly boundary of Robert Cox of record in Deed Book 5880, Page 187, R.O.D.C. TN (Lot 40, Thompson Lane Park, Plat Book 2331, Page 138, R.O.D.C. TN); thence,

2. Leaving said westerly right-of-way of Joplin Drive and with the westerly boundary of said Robert Cox, S 30 deg. 31' 41" W 86.72 feet to an existing iron pin on the northerly boundary of William Searle, et ux, of record in Deed Book 8909, Page 677, R.O.D.C. TN (Lot 42, Thompson Lane Park, Plat Book 2331, Page 138, R.O.D.C. TN); thence,

3. With said northerly boundary of William Searle, et ux, N 78 deg. 47' 43" W 45.99 feet to an iron pin set at the southeasterly corner of Charles Walker (Lot 38); thence,

4. With easterly boundary of the aforesaid Charles Walker (Lot 38) N 10 deg. 57' 06" E 196.54 feet to the point of beginning.

Containing 9257 square feet or 0.21 acres, more or less.

Being the same property conveyed to Hamidullah U. Durani and Gholam Mustafa Durani, by Bankruptcy Trustee's Deed from John C. McLemore, Trustee in Bankruptcy, recorded August 16, 2017 in Instrument No. 20170816-0083883, Register's Office for Davidson County, Tennessee. Said John C. McLemore, Trustee, was authorized to sell said property by Order Granting Motion to Sell Properties, Bankruptcy Case No: 3:16-bk-03304, United States Bankruptcy Court for the Middle District of Tennessee at Nashville, styled In Re: Charles E. Walker, Debtor, recorded in Instrument No. 20170803-0079254, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 2331, Page 138, amended in Book 3465,

Page 91, Register's Office for Davidson County, Tennessee.
• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 2548, Page 299, Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4366, Page 171, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2619 Joplin Drive, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF FEBRUARY, 2019.

Hamidullah U. Durani

Gholam Mustafa Durani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAMIDULLAH U. DURANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GHOLAM MUSTAFA DURANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ed